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BUILDING DEPARTMENT

(847) 395-9462

FAX: (847) 395-9482

Hours: 7:30am – 4:00pm

FENCES

Call J.U.L.I.E (1-800-892-0123) before digging!

Below you will find a summary of code requirements for fence construction within the Village of Antioch, based upon the 2003 International Residential Code. **THIS IS ONLY A SUMMARY**. You may find it helpful to become more familiar with the Building Code, as you are designing and constructing your fence. Please feel free to call the Plans Examiner at (847) 395-9462 if you have any questions.

WHERE CAN MY FENCE BE LOCATED?

Residential Districts:

- In all RE rural estate districts, all SE suburban estate districts and all R residential districts, fences or walls (excluding decorative fences) not over six feet (6') in height may be constructed on any lot, excluding corner lots and vacant lots, behind the front of any principal building located on said lot. However, if the front of the building extends beyond the front of any principal building on an adjacent lot, no fence may be constructed on the lot which would extend beyond the front of the principal building on an adjacent lot unless the fence or wall is forty eight inches (48") or less in height with slatted openings (such as a picket fence or maximum of 50 percent opaque) and has a gated entrance for access by any village authority and/or utility or their contractor to access the easements.
- In the aforesaid residential district zoning classifications, fences or walls (excluding decorative fences) not over six feet (6') in height may be constructed on any corner lot. However, no fence on any corner lot shall extend beyond the building line or the front of any principal building on any adjacent lot, whichever is less, unless the fence is forty eight inches (48") or less in height with slatted openings (such as a picket fence or maximum of 50 percent opaque) and has a gated entrance for access by any village authority and/or utility or their contractor to access the easements.
- In the aforesaid residential district zoning classifications, fences or walls (excluding decorative fences) not over six feet (6') in height may be constructed on any vacant lot only when the record owner of the vacant lot is also the record owner of an adjacent lot improved with a principal building, and then only if the fence to be constructed on the vacant lot does not extend beyond the building setback line of the lot, or beyond the front of any principal building on an adjacent lot, whichever is less.
- Exception For Lakefront Lots: Properties with frontage along a natural lake designated as one of the eleven (11) connected lakes of the Chain O'Lakes, and consisting of a minimum of eighteen thousand (18,000) square feet as measured above the high water level of the adjacent lake, may have a fence of up to six feet (6') in height along its front and side property lines (Ord. 02-10-42, 10-21-2002).

GENERAL REQUIREMENTS

No barbed wire, razor wire, or similar material is allowed to be used in any zoning district. Electrically charged fences are prohibited.

The following are general rules and restrictions pertaining to fences and privacy screening; (See Building Code for complete listing of code requirements):

- The boundaries of the property shall be identified with a string line in order to properly locate the fence and shall remain in place until inspections are completed. The proper location of the fence is the responsibility of the contractor/homeowner. If the property pins can not be found, a survey is recommended before installing the fence.
- Attachment to an adjoining fence requires written permission from the owner of the fence.
- All fences shall be wholly within lot lines.
- Fence heights shall not exceed six feet in any zoning lot, **except that fence height shall not exceed four feet in any front or corner side yard, and fencing shall be 50% opaque** (All gaps to be 3 ½" - ordinance attached).
- Every fence shall be constructed to resist a horizontal wind pressure of not less than 35 pounds per square foot in addition to other normal forces.
- ALL SUPPORT POSTS MUST BE SET IN CONCRETE OR COMPACTED GRAVEL TO A MINIMUM DEPTH OF 36 INCHES.
- End posts are required within your lot line.
- No advertising signs are allowed on fences.

WHAT INFORMATION DO I NEED TO SUBMIT FOR A PERMIT?

- Completed Permit Application.
- Proposal from Contractor; if applicable.
- Three Scalable Certified Copies of the Plat of Survey, ***in its entirety***, with the proposed location of the fence. Indicate the side and rear set backs, dimensions from nearest lot line to proposed fence, and height (or varying heights where applicable) of the fence.
- Three Sets of Building Plans – materials, type of fence, etc.
- Homeowner's Association Approval Letter or sign Disclosure (attached) whichever is applicable.

WHAT HAPPENS NEXT?

We will contact you by phone or fax within 5 – 10 business days to inform you when your permit is ready to be picked up. Work cannot be started until the permit is paid for and picked up. The permit must be picked up in person. We accept cash or checks. If there are additional items needed before permit issuance we will try to contact you as soon as possible.

HOW MUCH WILL MY PERMIT COST?

Permit fees are determined by the cost of construction (2%), or a minimum of \$50.00, which includes plan review fees, and all inspections. Per Village Ordinance 09-11-32 50% of the fee shall be collected at the time of permit submission (application).

Per Village Ordinance 09-08-23 an electronic filing fee will be assessed. If electronic documents are not provided by the applicant, each application for a site development or building permit fee shall be accompanied by a 10 dollar flat fee plus, 8 dollars for each 24" by 36" full sized plan sheet and 1 dollar per 11" by 17" or smaller sheet.

WHAT INSPECTIONS ARE REQUIRED?

1. Post Hole – After all postholes are dug and prior to setting posts. A string line must be installed along the property line to show the proposed fence line and must be maintained until inspection
2. Fence Completion.

INSPECTIONS ARE SCHEDULED MONDAY THROUGH FRIDAY BY CONTACTING THE BUILDING DEPARTMENT AT (847) 395-9462 BEFORE 2:00 P.M. THE PREVIOUS DAY BEFORE THE INSPECTION IS NEEDED. THIS IS A MINIMUM, DEPENDING ON THE WORKLOAD; IT MAY NOT ALWAYS BE POSSIBLE TO SCHEDULE AN INSPECTION FOR THE FOLLOWING DAY.

PROVIDE PERMIT NUMBER AND ADDRESS WHEN CALLING IN FOR INSPECTIONS.

IF THE INSPECTOR NEEDS TO RETURN FOR THE SAME INSPECTION, A \$150.00 RE-INSPECTION FEE IS REQUIRED TO BE PAID BEFORE A RE-INSPECTION CAN BE SCHEDULED.

NO RE-INSPECTION ON THE SAME PHASE OF CONSTRUCTION SHALL BE DONE IN THE SAME 24-HOUR PERIOD.

THIS IS TO SERVE AS WRITTEN DOCUMENTATION THAT I WILL COMPLY WITH ANY/ALL REVIEW COMMENTS RECEIVED FROM THE INSPECTORS OF THE VILLAGE OF ANTIOCH AS THEY PERTAIN TO THE ISSUANCE OF PERMIT NUMBER

_____.
Further, this is to serve as written notice that NO ADDITIONAL OPTIONS will be incorporated into Construction Permit “after-the-fact”. Should any additional options/revisions be required/desired after this permit has been issued and construction has begun, the work on said options/revisions will NOT begin until such time that the Permits Coordinator or the Chief Building Inspector has been contacted and informed of any/all revisions/options. This will allow for appropriate revisions to be added to the plan submitted and for file to be maintained appropriately, allowing for proper authorization of same. It will also allow for proper fee structure to be applied and for all necessary paperwork to be completed and reviewed by our Inspectors prior to the additional options/revisions being incorporated into this particular permit application.

This permit (once issued) will cover only the work specified on the plan submitted. I understand that a signed/notarized Contractor’s Statement may be required at the time that the construction is ready for a Final Inspection.

If any changes occur with regards to the sub-contractors reflected on the permit, notice will be given to the Village (in writing) so that all appropriate insurance and bonding requirements will be met PRIOR to that portion of the work beginning.

I am aware of the review comments made by the Inspectors and will adhere to their findings. All concerns regarding this application for permit have been addressed. Signing of this is an acknowledgment of that fact and also the understanding that I will also comply with/adhere to any/all comments, concerns, adjustments or determinations of the Village Inspectors which may result at the site, once work is in progress.

The property-in-question may be subject to Covenants, Conditions, and Restrictions (CCR’s), which are private restrictions subject to enforcement by a Homeowners’ Association. In issuing any construction permit, the Village of Antioch makes no representation that the approved plans comply with the provisions of the CCR’s.

NOTE: Building Plans are to be kept on site as per Building Code

THE APPLICANT ACKNOWLEDGES TO HAVE READ THE ABOVE, AND AGREES TO SAME.

Signature

Date

DISCLOSURE REGARDING PRIVATE COVENANTS

The undersigned owner of property (listed below) in the Village of Antioch hereby acknowledge that the Village of Antioch has advised them that there may be private covenants, restrictions and conditions of record (the "private covenants") which do not allow the undersigned to execute the type of work requested, even though doing so may be allowed under the Village's ordinances upon issuance of a building permit. The Village does not enforce private covenants. However, under most private covenants a homeowner's association or any owner or owners in a subdivision have the power to enforce the covenants, including making you remove the improvements and paying for their attorney's fees if they are successful in any litigation to enforce the private covenants. If you are not sure whether the private covenants allow you to make proposed improvements, you should review the private covenants before installing them and entering into a contract to have the improvements installed by a contractor or yourself.

Owner

Owner

Address

____ - ____ - ____ - ____
Pin Number